



**Hanover Planning Board**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Monday, August 29, 2022 – 6:45 pm**

**Committee Attendees**

MaryAnn Brugnoli, Chair  
Ken Blanchard, Vice Chair  
Giuseppe Fornaro

Meaghan Neville-Dunne  
Bernie Campbell  
Tony Cavallaro

**Absent**

David Traggorth

**Other Attendees**

Christine Stickney, Town Planner  
Irene Coleman, Asst. Town Planner  
Joseph Stack, Building Commissioner  
Alexa Sikoryak, Kimley-Horn  
Casey Lieberman, Kimley-Horn  
Caycee Hart, Kimley-Horn  
Aaron Hemquist, Target Corporation

Deb Kelleher, Merrill Engineering & Land Surveyors  
James Doherty, 334 King Street subdivision  
Paul Seaberg, Grady Consulting, LLC  
Mary Anne Johnson, 320 King Street  
Deborah Wessling, 61 Manns Drive  
Elizabeth Driscoll, 304 King Street  
Kathy Murray, 35 Maple Avenue

**Opening**

The Chair MaryAnn Brugnoli opened the meeting at 6:53 PM and made note the meeting was being recorded.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from August 15, 2022 as written.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

**Other Business**

The Board reviewed an ANR plan for property on Union Street Map 29 Lot 75. The plan creates a conforming lot of 65,906 SF and a non-buildable parcel of 29,478 SF. The Board voted to endorse the plan.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

**Continuation - Public Hearing – 1167 Washington Street (Target) – Special Permit & Site Plan Review – PB 22-4**

The Board continued with a public hearing for Target Corporation. The applicant is requesting a major modification of an approved Special Permit and Site Plan Review (PB File #08-10) to reconfigure approved parking fields to accommodate the

installation of overhead canopies as part of Target’s Drive-up program for customers. Alexa Sikoryak, Casey Lieberman and Caycee Hart all of Kimley-Horn were present via Zoom as well as Aaron Hemquist of the Target Corporation. Ms. Sikoryak explained the plan to install canopies over parking spaces used for customer order pick up and add a crosswalk and stop signs for pedestrian safety. The Chair MaryAnn Brugnoli asked how the canopies will be attached the existing building. Mr. Hemquist clarified that the canopies will not be attached to the existing building but separated by a few feet. Ms. Hart explained the ten proposed down spouts which will direct canopy roof water down to the parking area where it will sheet flow into the existing landscaping. The Board discussed their concern that once on the pavement, the water could freeze causing a slipping hazard. Mr. Hemquist stated the maintenance crew for Target will be responsible for sanding and/or salting the parking area. Ms. Hart confirmed the water flow will be outside the canopies and exposed to sunlight which may increase melting. Board member Tony Cavallaro questioned how many Target locations have already installed the proposed canopies. Mr. Hemquist stated the canopies have been installed in four locations in Texas so far. The Board noted this represents a much different climate than New England. Board member Bernie Campbell noted the trash in the parking area has been reduced but still needs some more clean up. Vice Chair Ken Blanchard confirmed with Ms. Sikoryak that the existing drive up order spaces will be returned to regular parking space and noted the remaining construction trailers in the parking area. Mr. Hemquist stated the construction trailers will be gone prior to the installation of the proposed parking canopies. Board member Giuseppe Fornaro questioned the proposed location of the canopies and why not place them farther away from the main entrance to lessen congestion. Mr. Hemquist explained the interior design of the store only allows hold space for pick up orders near the front entrance so for efficiency the canopies are being proposed there. Mr. Fornaro also questioned if heaters or fans are being proposed under the canopies and what lighting in being proposed. Mr. Hemquist stated no heaters or fans are being proposed and lighting will be installed under the canopies and directed down to the pavement. Town Planner Christine Stickney confirmed with Mr. Hemquist that the canopy lighting will go off on timers along with the existing store hours. The Chair opened the floor to public comment. Deborah Wessling of 61 Manns Drive expressed concern about the water flowing from the gutters onto the parking area and suggested the gutters go directly into the ground. Kathy Murphy of 35 Maple Avenue questioned if the canopies are tested for high winds. Ms. Hart stated yes, and the figured will be confirmed with the structural engineers. The Chair discussed the additional documents and information required which Ms. Sikoryak will confirm with Planning Staff. The Board voted to continue the hearing to Monday, September 26<sup>th</sup> at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

**Continuation - Public Hearing – B Street – Special Permit & Site Plan Review – PB 22-9**

The Board continued with a public hearing for Fox Island, LLC & HeadHouse, LLC. The applicants are requesting a Special Permit and Site Plan Review for the construction of a new 4,500 SF commercial building with site improvements such as asphalt parking/access roadway, installation of a new drainage systems, utilities, site grading, landscaping and a new Title V system at Plot 50 “B” Street and portions of the adjoining lots for site improvements. Map 60 Lots 95, 103, 105, 113 and 139. Deb Kelleher of Merrill Engineers & Land Surveyors reviewed the changes that have been made since the last hearing including lot frontage, an added 20-foot buffer from the street and additional parking. Ms. Kelleher also reviewed the lot coverage calculations. The comments from the Fire Department and Water Department were noted. The Board reviewed the draft decision. The Board voted to approve the draft decision.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

The Board voted to close the hearing at 7:36 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

**Continuation - Public Hearing – 334 King Street – Definitive Subdivision – PB 22-8**

The Board continued with a public hearing for James Doherty. The applicant is requesting a Definitive Subdivision approval for a three (3) lot subdivision, serviced by a 320' LF proposed roadway including drainage and other roadway appurtenances that will access from King Street at the former #334 King Street lot. Map 67 Lot 11 and Map 68 Lot 10. *Vice Chair Ken Blanchard recused himself from the case as he is an abutter to the property.* Mr. Doherty updated the Board on changes that will be made to the plans. Mr. Doherty has spoken with the Hanover Fire Department regarding their fire hydrant requirements and their preference for a circular turn around with no center island. The Hanover DPW also prefers no center island. Paul Seaberg of Grady Consulting LLC has reviewed the peer review comments from CEI and is working on modifications to the plans and list of requested waivers. Mr. Doherty noted that he has spoken with the abutter directly across from the proposed road and will work with them to agree on a mitigation plan for headlight glare. Mr. Doherty stated the proposed subdivision will improve the aesthetics of the neighborhood and increase property values. The Chair MaryAnn Brugnoli noted the pending litigation regarding the removal of the existing structure has not received a ruling yet and is a separate issue from the current subdivision application before the Board. MaryAnn Johnson of 320 King Street stated the litigation is active and court documents imply if the subdivision is approved the existing structure will be removed. Mr. Doherty stated he has made no agreement regarding removal of the existing structure being contingent on the proposed subdivision approval. Mr. Doherty read into the record a written statement. Mr. Seaberg explained the changes already made to the plans including wetland buffer for Lot 2, cut/fill figures and turning radius. Mr. Seaberg went through the list of requested waivers including reduced road width, cape cod berm instead of vertical granite curb, no sidewalks and no landscaped circular island within the turnaround. Board member Tony Cavallaro asked who will maintain the unbuildable parcel. Mr. Doherty explained the proposed landscaping at the entrance and stated the unbuildable parcel could be owned/maintained by a homeowner's association. Board member Bernie Campbell expressed concern regarding the legality of the unbuildable parcel and also stated he would like vertical granite curb instead of the proposed Cape Cod berm. Board members Giuseppe Fornaro and Meaghan Neville-Dunne also prefer vertical granite curb. Town Planner Christine Stickney explained a memo she submitted to the Board regarding the legality of unbuildable parcels. Mr. Doherty mentioned the option of including the unbuildable parcel into the road layout. Ms. Stickney noted the unbuildable parcel would then become Town owned land if the road was every accepted as a public way at Annual Town Meeting. Board member Cavallaro questioned what buffer will be in place between the proposed entrance and 352 King Street. Mr. Doherty stated there is a large amount of existing vegetation in that area.

The Chair opened the floor to public comment. Ken Blanchard of 323 King Street stated he does not believe the unbuildable parcel is legal and the applicant needs a variance from the required lot frontage for a corner lot. Mr. Doherty doesn't believe that Mr. Blanchard should be allowed to comment on the application as he is using his influence as a Planning Board member regardless of his recusal from the case. Mr. Blanchard stated he is an abutter and Hanover resident with the right to comment. Mr. Doherty stated he will confirm this with the State Ethics Commission. MaryAnn Johnson of 320 King Street does not agree with the Town Planner's memo regarding the legality of the unbuildable lot and believes the parcel is the applicant's way of circumventing the frontage requirements for a corner lot. Ms. Johnson noted if the parcel is included in the road layout, the Town will have to maintain it. Town Planner Christine Stickney noted that unbuildable parcels (also known as remnant land) are regularly created when land is divided. Deborah Wessling of 61 Manns Drive expressed concern that a portion of the existing building was not taken down properly and could have had lead and asbestos in it. Ms. Wessling thinks the soil on the property should be tested. The Building Commissioner Joseph Stack stated a portion of the existing building was not taken down, it collapsed and was removed from the site. Mr. Stack noted that prior to the issuance of demolition permits, a hazmat check is done if an issue is suspected given the age of the home. Elizabeth Driscoll of 304 King Street stated she believes the property certainly has asbestos tile. Mr. Johnson questioned whether the soil has been tested given the septic system is failed. Mr. Stack noted that septic systems are within the jurisdiction of the Board of Health and the property is currently not occupied or serviced by utilities. Ms. Johnson believes the soil should be tested. Ms. Driscoll questioned if under ground oil tanks are on the property. Mr. Stack is not aware of any but if they are found in the future, they would be excavated with the Building Department and Fire Department present. Robert Johnson, the son of Ms. Johnson, asked what avenue the abutters have to mitigate contamination leaking onto their property. Mr. Stack noted that the majority of the homes on King Street were built around the same time period with similar materials. Ms. Johnson questioned where the portion of the existing structure that was removed was taken. Mr. Stack believes it was removed via an on-site dumpster and disposed of. Kathy Murray of 28 Maple Avenue stated the DPW will not maintain the unbuildable parcel if it is accepted as part of the road layout as they are short staffed and don't have the time to maintain all Town owned parcels. The Chair opened the floor to public comment from Zoom attendees, seeing and hearing none. The Board voted to continue the hearing to Monday, October 17<sup>th</sup> at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Giuseppe Fornaro - Yes

Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

*Vice Chair Ken Blanchard rejoined the Board.*

### **Other Business**

The Board reviewed proposed changes to their Fee Schedule and compared them to the current fees. The Board voted to approve the proposed changes, so they may be submitted for review to the Bylaw Review Committee.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

The Board reviewed two draft Warrant Articles which would remove the Digital Message Board Bylaw from within the Sign Bylaw and insert an amended Digital Message Board Bylaw into the Zoning Bylaws. The Board will revisit this topic at a future meeting.

The Board discussed any capital requests they may have for the coming Fiscal Year 2024. Town Planner Christine Stickney explained the eCode service which the Town could purchase to house and maintain our Bylaws. The Town Clerk has received a cost quote in the past, but no warrant article has ever been submitted to fund the expenditure. The Board voted to endorse the idea and to offer their support for the funding process.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

Town Planner Christine Stickney informed the Board about an upcoming hearing in the Town of Pembroke for a proposed 172 housing unit at the Pembroke Country Club. The Board discussed the increased traffic this project would create. Ms. Stickney will submit comments regarding traffic concerns to the Pembroke Planning Board.

### **Adjournment**

The Chair opened the floor to public comment, seeing and hearing none. The Board voted to adjourn at 8:58 pm.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro - Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell - Yes  
Tony Cavallaro – Yes

### **Upcoming Meetings**

Monday, September 12<sup>th</sup> & 26<sup>th</sup>, 2022

Monday, October 17<sup>th</sup>, 2022

Monday, November 7<sup>th</sup> & 21<sup>st</sup>, 2022